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BUILDING STATISTICS - TASMANIA, MARCH QUARTER, 1956.

The Deputy Commonwealth Statistician (Mr. J. C. Stephen) has made available the following particulars of Building Statistics for the quarter ended 31st March, 1956. Comparative data for preceding periods will be found in each June Quarter statement.

A statement of definitions of terms used will be found on page 6.

1. NEW HOUSES COMPLETED: During the quarter ended 31st March, 1956, 704 new houses were completed compared with 715 in December quarter, 1955 and 579 in September quarter, 1955.

Completions in March quarter in preceding years were: 1953 - 704; 1954 - 562; and 1955 - 558. The 704 houses completed during March quarter, 1956 comprised 108 brick, concrete etc., 81 brick, concrete, etc. veneers, 491 wood, 1 prefabricated wood and 23 fibro-cement.

2. NEW HOUSES COMMENCED: The number of new houses commenced during March quarter, 1956 was 592, a decrease of 56 compared with December quarter, 1955.

3. NEW HOUSES UNDER CONSTRUCTION: The number of new houses under construction at 31st March, 1956, was 2,364, a decrease of 112 compared with the 31st December, 1955 figure of 2,476. Corresponding figures as at the 31st March, in previous years are as follows: 1953 - 2,308; 1954 - 2,224; 1955 - 2,507.

The houses under construction at the 31st March, 1956, comprised: solid brick, concrete, etc. 595 (25.2%); brick, concrete, etc. veneers 261 (11.0%); wood 1,389 (58.8%); prefabricated wood, 11 (0.5%); and fibro-cement, 103 (4.5%).

4. NEW BUILDINGS (OTHER THAN HOUSES): The value of new buildings (other than houses) completed during March quarter, 1956 was £1,568,000 compared with £936,000 in December quarter, 1955 and £1,964,000 in September quarter, 1955.

During March quarter, 1956, the value of new buildings (other than houses), commenced was £963,000 compared with £584,000 in December quarter, 1955 and £831,000 in September quarter, 1955.

5. VALUE OF ALL BUILDINGS: The value of all buildings, including houses, completed in Tasmania during March quarter, 1956, was £3,535,000 an increase of £674,000 compared with December quarter, 1955, and an increase of £805,000 compared with March quarter, 1955. New houses valued at £1,967,000 comprised 55.6 per cent of the total value of completions.

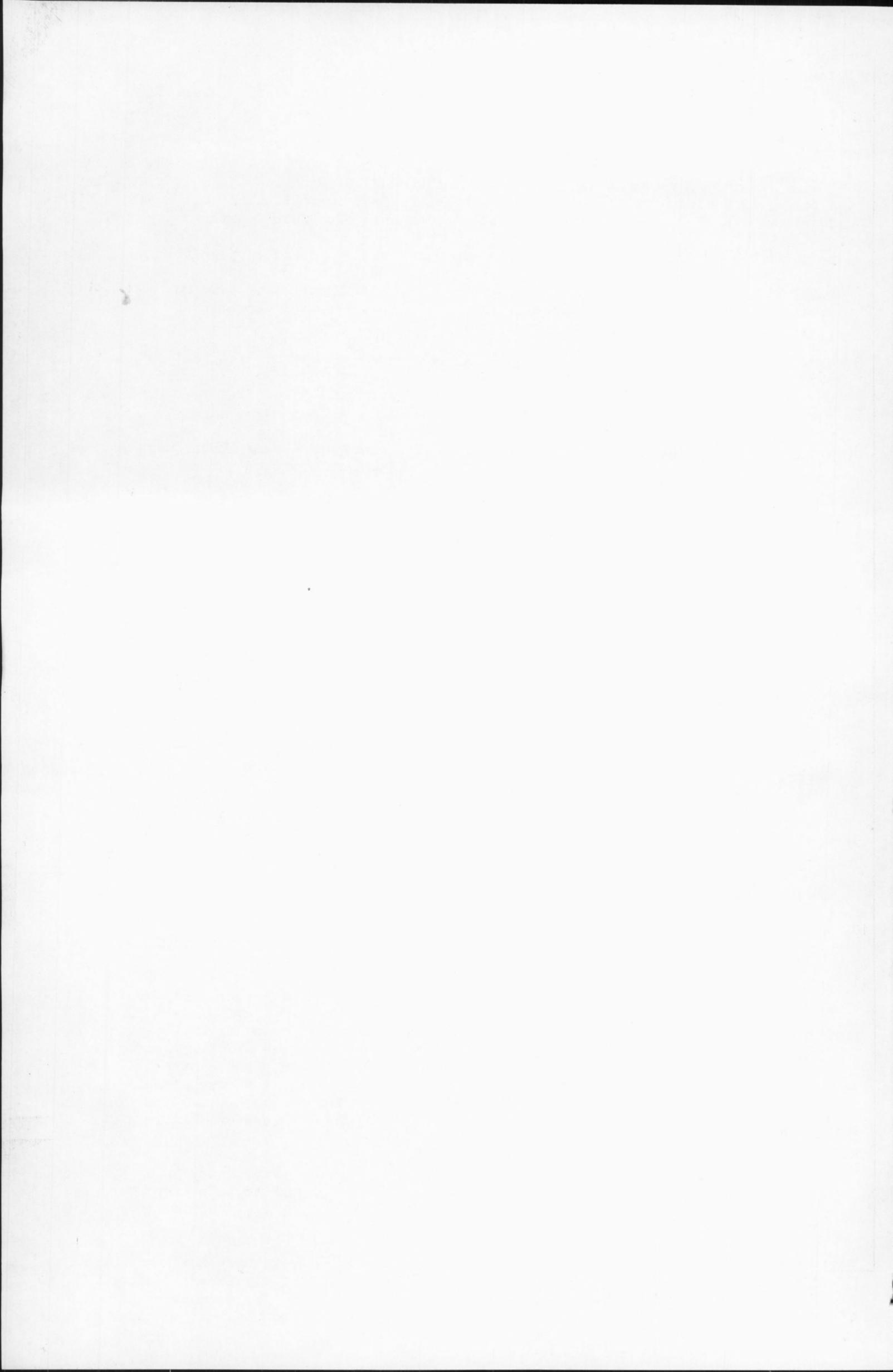
The value of new buildings commenced during March quarter, 1956 was £2,645,000 an increase of £354,000 compared with December quarter, 1955, and £341,000 less than March quarter, 1955.

The value of new buildings under construction at 31st March, 1956 was £10,201,000

6. VALUE OF WORK DONE ON NEW BUILDINGS: The value of work done on new buildings during March quarter, 1956, was £2,631,000 compared with £3,053,000 in December quarter, 1955, and £2,726,000 in March quarter, 1955. Of the March quarter 1956 total, £1,701,000 or 64.7% represented work done in respect of houses. Hobart and Suburbs accounted for £1,083,000 or 41.2% of the total value, Launceston and Suburbs for £515,000 or 19.6% and the rest of the State for £1,033,000 or 39.2%.

7. PERSONS WORKING ON NEW BUILDINGS: (See note 5 on page 6). There were 5,401 persons including 1,427 working principals engaged on the construction of new buildings at 31st March, 1956. Of these 2,725 were carpenters by trade, 376 bricklayers and 924 builders' labourers.

Of the 5,401 persons engaged at 31st March, 1956, 4,122 were working on private contract jobs, 750 on owner-built jobs and 529 on Government day Labour projects. The returns indicated that 2,977 were working on new houses, 1,336 on other new buildings, 227 on alterations and additions to houses, 538 on alterations and additions to other buildings and 323 on repair and maintenance work.

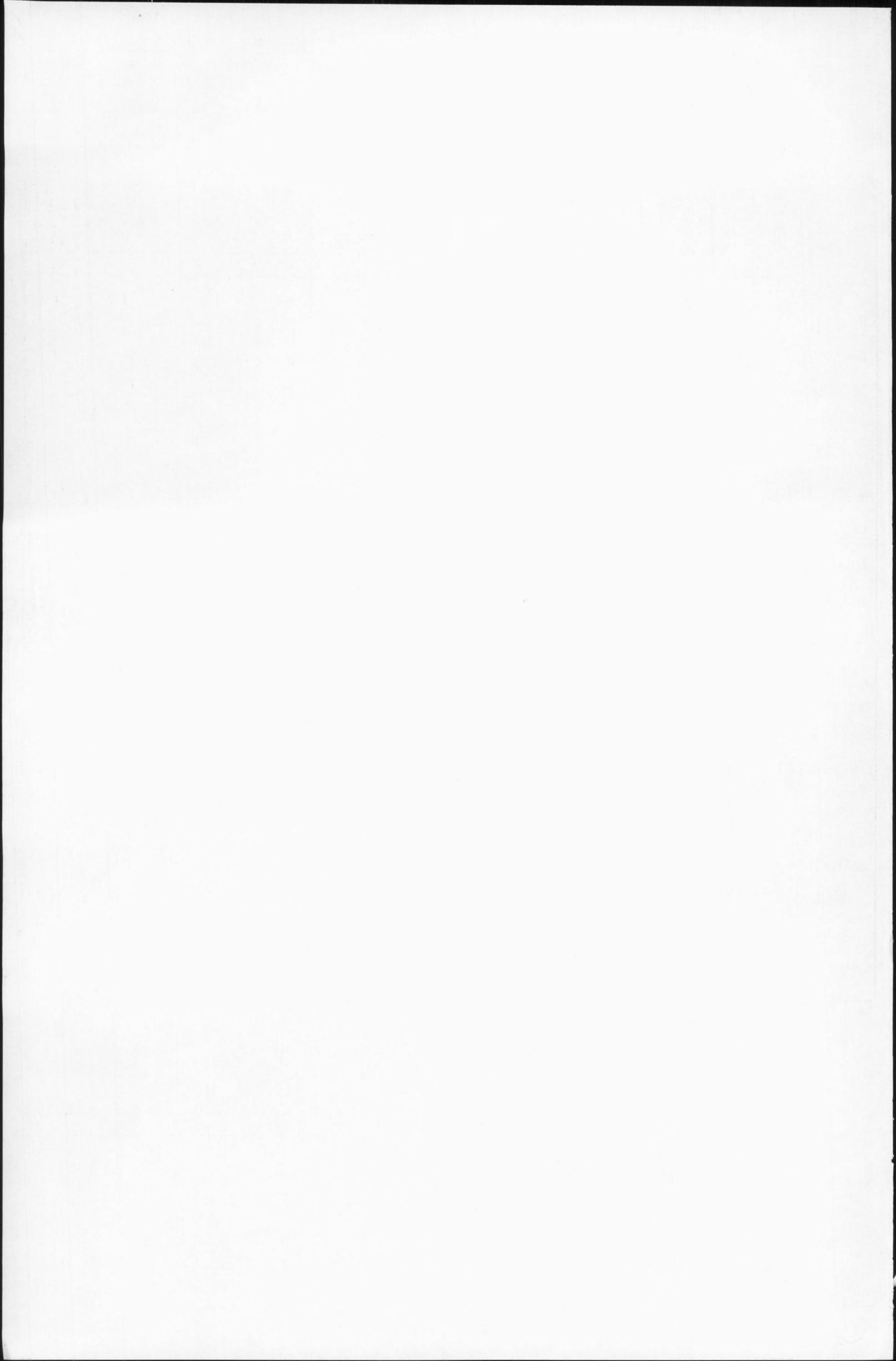


CONSTRUCTION OF NEW BUILDINGS-TASMANIA-MARCH QUARTER, 1956.

Description of Building and Construction Agency	Commenced during March Quarter, 1956.		Completed during March Quarter, 1956.		Under Construction at 31st March, 1956		Value of Work done during March Quarter
	No. of Bldgs.	Value (a)	No. of Bldgs.	Value (a)	No. of Bldgs.	Value (a)	
1. Houses :		£'000		£'000		£'000	£'000
(i) Private Contractors:							
On Private A/c.	208	674	229	729	389	1,325	659
On Government A/c.	77	237	109	296	194	591	252
(ii) Govt. Day Labour	29	68	72	190	53	133	86
(iii) Owner-Builders	278	703	294	752	1,728	4,461	704
Total Houses :	592	1,682	704	1,967	2,364	6,510	1,701
2. Flats (b) :							
(i) Private Contractors:							
Private A/c.	2	9	7	22	7	28	9
(ii) Govt. Day Labour	-	-	-	-	39	125	20
3. Shops :							
(i) Private Contractors:							
Private A/c.	14	36	14	237	30	353	97
Government A/c.	-	-	-	-	1	14	3
(ii) Government Day Labour	-	-	1	2	-	-	1
4. Hotels, Guest Houses :							
(i) Private Contractors:							
Private A/c.	-	-	2	32	1	30	11
Government A/c.	-	-	1	4	1	30	8
5. Office Premises :							
(i) Private Contractors:							
Private A/c.	9	131	4	28	13	393	88
Government A/c.	1	2	-	-	2	17	3
(ii) Govt. Day Labour	-	-	2	3	-	-	1
6. Other Business Premises:							
(i) Private Contractors:							
Private A/c.	10	164	13	89	17	251	98
Government A/c.	2	5	2	27	5	74	8
(ii) Govt. Day Labour	-	-	-	-	1	4	-
7. Factories :							
(i) Private Contractors:							
Private A/c.	17	192	6	95	32	607	100
Government A/c.	2	12	1	14	2	12	8
8. Clubs, Halls, Theatres:							
(i) Private Contractors:							
Private A/c.	3	29	5	83	12	86	19
Government A/c.	2	17	2	22	4	81	33
9. Education Buildings :							
(i) Private Contractors:							
Private A/c.	1	56	2	38	1	56	19
Government A/c.	4	98	14	409	7	236	160
(ii) Govt. Day Labour	-	-	1	300	-	-	-
10. Religious Buildings :							
(i) Private Contractors:							
Private A/c.	3	11	5	21	4	19	15
11. Health Buildings :							
(i) Private Contractors:							
Government A/c.	5	97	4	38	6	575	68
Other New Buildings:							
(i) Private Contractors:							
Private A/c.	27	48	21	55	23	231	59
Government A/c.	26	52	34	49	85	445	98
(ii) Govt. Day Labour	2	4	-	-	3	24	4
Total Other New Buildings	130	963	141	1,568	296	3,691	930
All New Buildings :							
(i) Private Contractors:							
Private A/c.	294	1,350	308	1,429	529	3,379	1,174
Government A/c.	119	520	167	859	307	2,075	641
(ii) Govt. Day Labour	31	72	76	495	96	286	112
(iii) Owner-Builders	278	703	294	752	1,728	4,461	704
GRAND TOTAL :	722	2,645	845	3,535	2,660	10,201	2,631

(a) When completed; excludes cost of land on which building is erected.

(b) Number indicates number of individual flats provided as new dwellings.



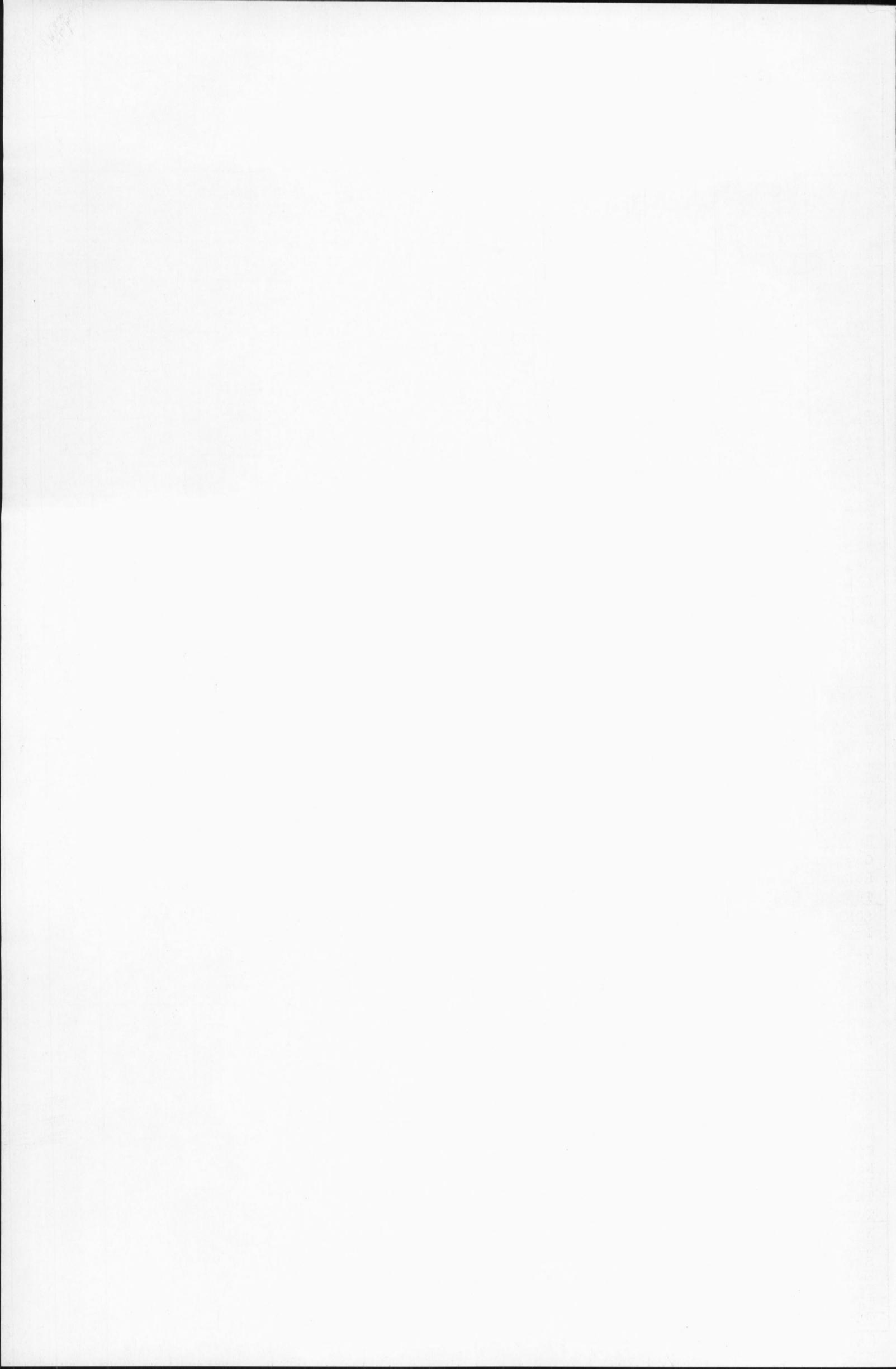
3. SUMMARY: BUILDING PERMITS GRANTED AND
CONSTRUCTION OF NEW HOUSES, MARCH QUARTER, 1956.

Area	Building Permits Granted During Quarter		Commenced During Quarter		Completed During Quarter		Under Construc- tion at end of Quarter	
	No.	Value (a) £'000	No.	Value (a) £'000	No.	Value (a) £'000	No.	Value (a) £'000
Hobart, City	45	195	65	252	81	272	242	897
Hobart, Suburbs:								
Clarence (b)	70	205	36	122	75	227	192	614
Kingborough (b)	7	17	17	66	17	77	68	229
Glenorchy	137	427	68	188	83	235	349	1,024
Total Suburbs:	214	649	121	376	175	539	609	1,867
Total Hobart and Suburbs:	259	844	186	628	256	811	851	2,764
Launceston City	43	144	57	162	95	278	166	496
Launceston Suburbs (b):								
Baconsfield	7	23	8	17	14	38	65	175
Lilydale	5	12	9	22	5	12	40	108
St. Leonards	66	186	70	195	65	181	151	408
Westbury	3	7	3	6	3	6	22	53
Total Suburbs:	81	228	90	240	87	237	278	744
Total Launceston and Suburbs:	124	372	147	402	182	515	444	1,240
All Other Areas (c)	314	766	259	652	266	641	1,069	2,506
Total Tasmania (c):- March Quarter, 1956	697	1,982	592	1,682	704	1,967	2,364	6,510
December Quarter, 1955.	629	1,718	648	1,707	715	1,925	2,476	6,821
September Quarter, 1955.	690	1,875	586	1,627	579	1,505	2,543	6,849
June Quarter, 1955.	722	1,941	655	1,740	626	1,585	2,536	6,691
March Quarter, 1955.	647	1,701	796	1,960	558	1,572	2,507	6,502

(a) Value when completed.

(b) Suburban areas only of these Municipalities.

(c) Excluding building permit details for those Municipalities which do not require a permit to build.

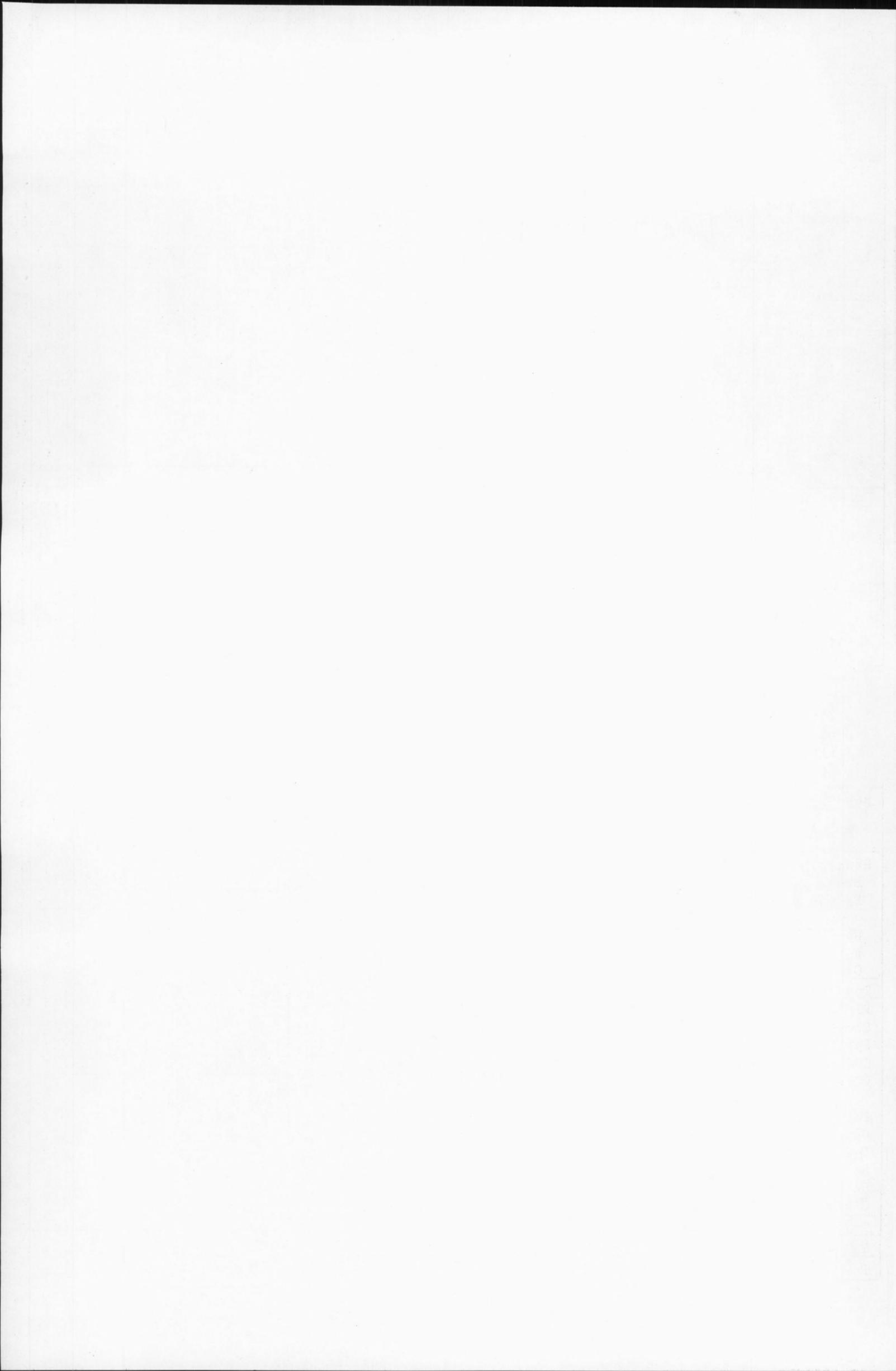


3. BUILDING PERMITS ISSUED AND CONSTRUCTION OF NEW HOUSES CLASSIFIED
IN STATISTICAL DIVISIONS & LOCAL GOVERNMENT AREAS, MARCH QUARTER, 1966.

(Including Owner-built Houses)

Statistical Divisions and Local Government Areas.	Building Per- mits granted during Quarter		Commenced during Quarter		Completed during Quarter		Under Construc- tion at end of Quarter	
	No.	Value (a)	No.	Value (a)	No.	Value (a)	No.	Value (a)
<u>URBAN DIVISION :</u>		£'000		£'000		£'000		£'000
Hobart City	45	195	65	252	81	272	242	897
" Suburbs	214	649	121	376	175	539	609	1,867
Launceston City	43	144	57	162	95	278	166	496
" Suburbs	81	228	90	240	87	237	278	744
Total Urban Division	383	1,216	333	1,030	438	1,326	1,295	4,004
<u>NORTH WESTERN DIVISION :</u>								
Burnie	31	83	27	66	30	76	85	229
Circular Head	22	72	12	30	10	23	39	96
Deloraine	12	29	12	32	12	33	25	64
Devonport	26	79	20	52	33	83	116	288
Kentish	2	24	4	10	3	7	17	43
King Island	2	5	6	18	17	48	16	43
Latrobe	6	8	1	1	3	6	19	37
Penguin	7	12	3	8	6	14	33	79
Ulverstone	19	39	13	31	14	36	53	124
Wynyard	17	35	13	33	17	36	50	116
Total North-Western Div:	144	386	111	281	145	362	453	1,119
<u>NORTH-EASTERN DIVISION :</u>								
Beaconsfield (b)	21	42	10	14	14	28	55	96
Fingal	6	12	8	21	2	2	25	49
Flinders	-	-	1	3	3	10	4	13
George Town	27	64	25	89	11	26	71	193
Lilydale (b)	5	15	1	2	1	2	9	17
Portland	2	3	3	10	4	12	12	21
Ringarooma	4	6	1	3	-	-	4	11
Scottsdale	3	7	5	10	11	23	27	55
Total North-Eastern Div:	68	149	54	152	46	103	207	455
<u>NORTH MIDLAND DIVISION :</u>								
Evandale	3	13	-	-	1	1	4	8
Longford	11	31	3	21	7	19	34	107
St. Leonards (b)	1	2	-	-	2	6	15	32
Westbury (b)	6	10	2	3	6	23	9	19
Total North Midland Div:	21	56	5	24	16	49	62	166
<u>MIDLAND DIVISION :</u>								
Bothwell	1	2	1	2	1	3	3	10
Campbell Town	2	4	2	5	2	6	7	18
Hamilton	-	-	12	32	2	4	19	69
Oatlands	4	8	4	9	2	4	15	43
Ross	-	-	-	-	-	-	3	5
Total Midland Division :	7	14	19	48	7	17	47	145
<u>SOUTH EASTERN DIVISION :</u>								
Brighton (c)	-	-	2	6	2	5	5	11
Clarence (b)	11	20	19	45	14	26	71	151
Glamorgan	-	-	-	-	6	21	8	21
Green Ponds (c)	-	-	-	-	-	-	1	1
Richmond (c)	-	-	1	3	-	-	2	6
Sorell	13	10	9	6	4	5	46	58
Spring Bay	5	5	7	16	1	1	25	46
Total South-Eastern Div:	29	35	38	76	27	58	158	294
<u>SOUTHERN DIVISION :</u>								
Bruny	3	3	1	2	1	2	4	9
Esperance	9	28	7	17	4	11	13	31
Huon	1	3	3	7	6	12	11	24
Kingborough (b)	16	46	3	6	6	12	38	78
New Norfolk	14	42	11	21	6	13	51	122
Port Cygnet	2	4	3	7	1	1	7	18
Tasman	-	-	2	4	1	1	7	16
Total Southern Division:	45	126	30	64	25	52	131	298
<u>WESTERN DIVISION :</u>								
Queenstown	-	-	2	7	-	-	11	29
Strahan	-	-	-	-	-	-	-	-
Zeehan	-	-	-	-	-	-	-	-
Total Western Division :	-	-	2	7	-	-	11	29
Total Country Divisions:	314	766	259	652	266	641	1,069	2,506
Total Tasmania (d)	697	1,982	592	1,682	704	1,967	2,364	6,510

(a) Value when completed. (b) Country sections only of these Municipalities. (c) Building permits not issued in these Municipalities. (d) Excludes building permit details for those Municipalities.



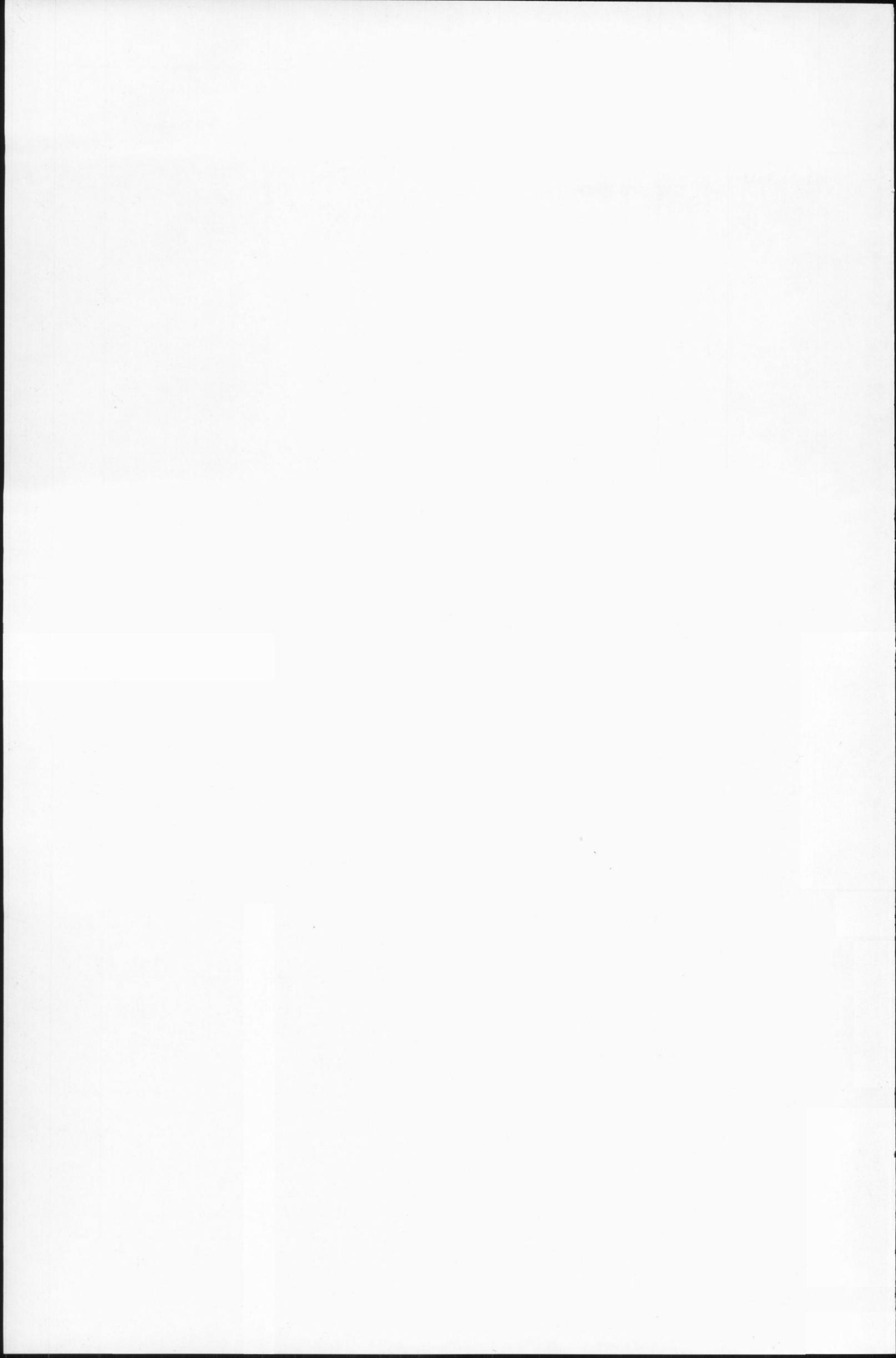
4. CONSTRUCTION OF NEW HOUSES ACCORDING TO TYPE.

Particulars		Solid Brick, Concrete etc. etc.	Brick Concrete etc. etc. Veneers	Wood	Prefab- ricated Wood	Fibro- Cement	Other Mater- ials.	Total
March Quarter, 1956.								
<u>Commenced</u> During Quarter	Number	120	63	388	3	18	-	592
	% of Total Number	20.3	10.6	65.5	0.5	3.1	-	100
	Value £'000	446	208	989	9	30	-	1,682
	Average Cost £(a)	3,717	3,302	2,549	3,000	1,667	-	2,841
<u>Completed</u> During Quarter	Number	108	81	491	1	23	-	704
	% of Total No.	15.3	11.5	69.8	0.1	3.3	-	100
	Value £'000	387	307	1,239	2	32	-	1,967
	Average Cost £(a)	3,583	3,790	2,523	2,000	1,391	-	2,794
<u>Under Construction</u> at 31st March, 1956.	Number	595	261	1,389	11	108	-	2,364
	% of Total No.	25.2	11.0	58.8	0.5	4.5	-	100
	Value £'000	2,045	779	3,490	30	166	-	6,510
	Average Cost £(a)	3,437	2,984	2,513	2,727	1,537	-	2,754
December Quarter, 1955.								
<u>Commenced</u> During Quarter	Number	75	60	484	2	27	-	648
	% of Total No.	11.6	9.3	74.7	0.3	4.1	-	100
	Value £'000	252	186	1,222	7	40	-	1,707
	Average Cost £(a)	3,360	3,100	2,525	3,500	1,481	-	2,634
<u>Completed</u> During Quarter	Number	88	66	528	3	30	-	715
	% of Total No.	12.3	9.2	73.9	0.4	4.2	-	100
	Value £'000	328	215	1,322	9	51	-	1,925
	Average Cost £(a)	3,727	3,258	2,504	3,000	1,700	-	2,692
<u>Under Construction</u> at 31st Dec- ember, 1955.	Number	579	284	1,491	9	113	-	2,476
	% of Total No.	23.4	11.5	60.2	0.4	4.5	-	100
	Value £'000	1,999	871	3,756	23	172	-	6,821
	Average Cost £(a)	3,453	3,067	2,519	2,556	1,522	-	2,755

(a) Average cost is obtained by dividing total number of houses commenced, completed and under construction into the total value of houses commenced, completed and under construction respectively, as stated by builders. As averages they relate to houses of the size and standard commenced, completed and under construction in the relevant period, and cannot be regarded as an index of the cost of erecting houses of a particular size or standard.

5. VALUE OF WORK DONE ON NEW BUILDINGS IN TASMANIA DURING MARCH QUARTER, 1956.

Description of Building	Hobart			Launceston			Rest of State	Total Tas- mania	Percent- age of Total
	City	Sub- urbs	City & Suburbs	City	Sub- urbs	City & Suburbs			
Houses:	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	%
Brick, Concrete etc.	92	125	217	35	25	60	93	370	14.1
Brick, Concrete etc. Veneers	32	17	49	72	54	126	58	233	8.9
Wood	80	320	400	65	140	205	464	1,069	40.6
Fibro-cement	1	-	1	-	-	-	18	19	0.7
Other	-	-	-	-	-	-	10	10	0.4
Total Houses:	205	462	667	172	219	391	643	1,701	64.7
Flats	24	1	25	1	-	1	3	29	1.1
Shops	68	7	75	5	1	6	20	101	3.8
Hotels, Guest Houses	4	-	4	-	-	-	15	19	0.7
Office Premises	18	41	59	15	4	19	14	92	3.5
Other Business Prem- ises.	36	4	40	34	-	34	32	106	4.0
Factories	11	19	30	24	8	32	46	108	4.1
Clubs, Halls, Theatres	11	6	17	-	-	-	35	52	2.0
Educational Buildings	6	90	96	-	1	1	82	179	6.8
Religious Buildings	-	-	-	-	-	-	15	15	0.6
Health Buildings	-	13	13	3	-	3	52	68	2.6
Other New Buildings	50	7	57	24	4	28	76	161	6.1
Total Other Buildings	228	188	416	106	18	124	390	930	35.3
Total New Buildings	433	650	1,083	278	237	515	1,033	2,631	100
Percentage of Total	16.5	24.7	41.2	10.6	9.0	19.6	39.2	100	



6. PERSONS (a) ACTUALLY WORKING ON JOBS CARRIED OUT BY BUILDERS OF NEW BUILDINGS
IN TASMANIA AS AT 31ST MARCH, 1956.

Grade of Occupation	No.	Type of Occupation	No.	Work Engaged on	No.
Contractors	840	Carpenters	2,725	New Buildings:	
Sub-Contractors.	587	Bricklayers	376	Houses	2,977
Wage Earners	3,974	Painters	395	Other New Buildings	1,336
		Electricians	166	Additions & Alterations (b):	
		Plumbers	287	Houses	227
		Builders'		Other Buildings	538
		Labourers	924	Repairs & Maintenance (b):	
		Others	528		323
Total:	5,401	Total:	5,401	Total:	5,401

(a) Includes estimate for persons working on owner-built jobs.

(b) Excludes principals and their employees engaged solely on alterations, additions and maintenance work.

DEFINITIONS OF TERMS USED

1. Owner - Builder: For the purpose of this Bulletin, an owner-builder is a person who is actually building his own house or is having his house built under his own directions without the services of a Contractor who is responsible for the whole job.
2. Commenced: A building is regarded as having been commenced when work on the foundation has begun. Owing to the difficulty of defining the exact point that this represents in building operations, it is probable that interpretations placed upon it by informants are not entirely uniform.
3. Completed: A building is regarded as having been completed when the builder has fulfilled the terms of the contract. As with commencements, the interpretations placed upon this definition may vary.
4. Under Construction: A building remaining uncompleted at the end of a period is regarded as being under construction regardless of whether construction was actively proceeding on that particular date.
5. Employment: The figures of employment relate to persons actually working on new buildings on a specific day. They include working principals, employees, men working as, or for, sub-contractors and men temporarily laid off on account of weather. In addition, they include some employees engaged on alterations, additions, renovations or repairs to buildings when these jobs are undertaken by a contractor who builds new buildings. The figures include estimates for persons working on owner-built houses.
6. Values: All values shown exclude the value of land and represent the estimated value of buildings on completion.
7. Scope: All figures in this bulletin relate to the operations of private contractors, Government Authorities and owner-builders.
Figures relate only to the operations of persons who build new buildings, as distinct from construction of railways, bridges, earth works, etc.
Major new additions to existing buildings are included as new buildings. Minor alterations, additions, renovations and repairs to buildings are excluded, because of the difficulty in obtaining complete lists of persons who are engaged in those operations.
Figures for houses exclude converted military huts, flats, and shop dwellings. Some houses built on farms are excluded but these do not affect the figures materially.

J. C. STEPHEN.
DEPUTY COMMONWEALTH STATISTICIAN.

Commonwealth Bureau of Census &
Statistics,
Tasmania Branch, HOBART.
13th June, 1956.

